

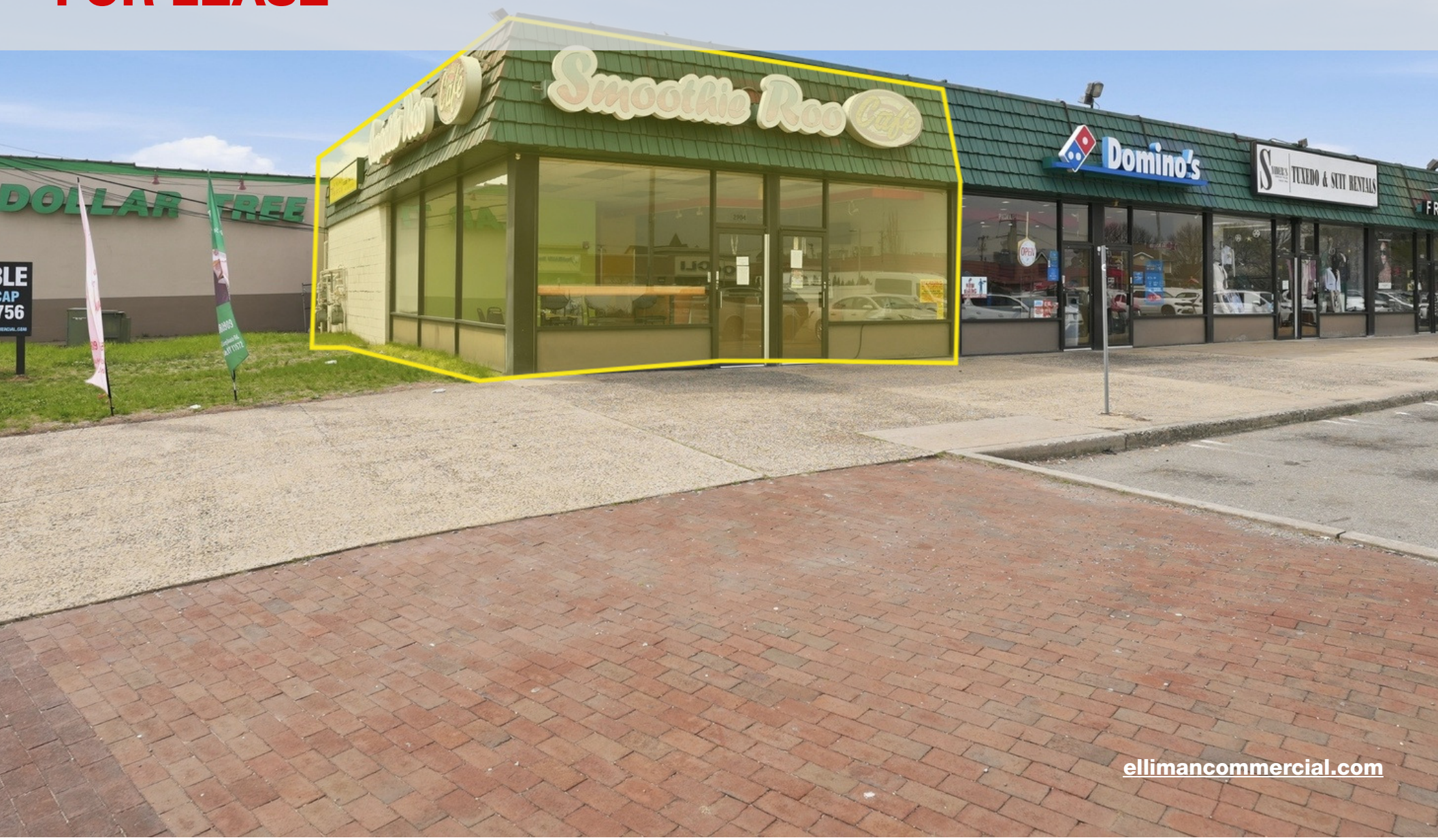
OFFERING MEMORANDUM

2882 Long Beach Road | Oceanside, New York 11572

FOR LEASE



Commercial



EXECUTIVE SUMMARY

2882 Long Beach Road | Oceanside, New York 11572

Available SF:	1,500 SF	Parking:	+-/ 51 Spots
Frontage:	140 FT on Long Beach Rd.	Lease Rate:	Price on Request

For more information, contact [Mike Lightcap](#)

Property Overview

1,500 SF Retail Space for Lease High-Visibility Strip Center

Excellent opportunity to lease a 1,500 SF retail unit in one of the area's busiest and most established strip centers. Anchored by Domino's, the center benefits from strong daily traffic, consistent customer draw, and excellent visibility along a major commercial corridor. Former Smoothie Shop is perfect for wet use or any retail use.

The site offers approximately 140 feet of total center frontage, providing standout exposure to passing vehicles and pedestrians. Prominent marquee signage further enhances visibility and branding. Dedicated parking is available for customers and staff, with easy access and circulation throughout the property.

Surrounded by a strong mix of national and local retailers, this location supports a wide range of retail, service, and specialty uses. Its close proximity to major highways provides convenient regional access and expands the potential customer base.

Located within an area with excellent demographics, this space is ideal for any retail user seeking strong visibility, high traffic, and a proven co-tenancy environment.

Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

EXTERIOR PHOTOS

2882 Long Beach Road | Oceanside, New York 11572



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ADDITIONAL PHOTOS

2882 Long Beach Road | Oceanside, New York 11572



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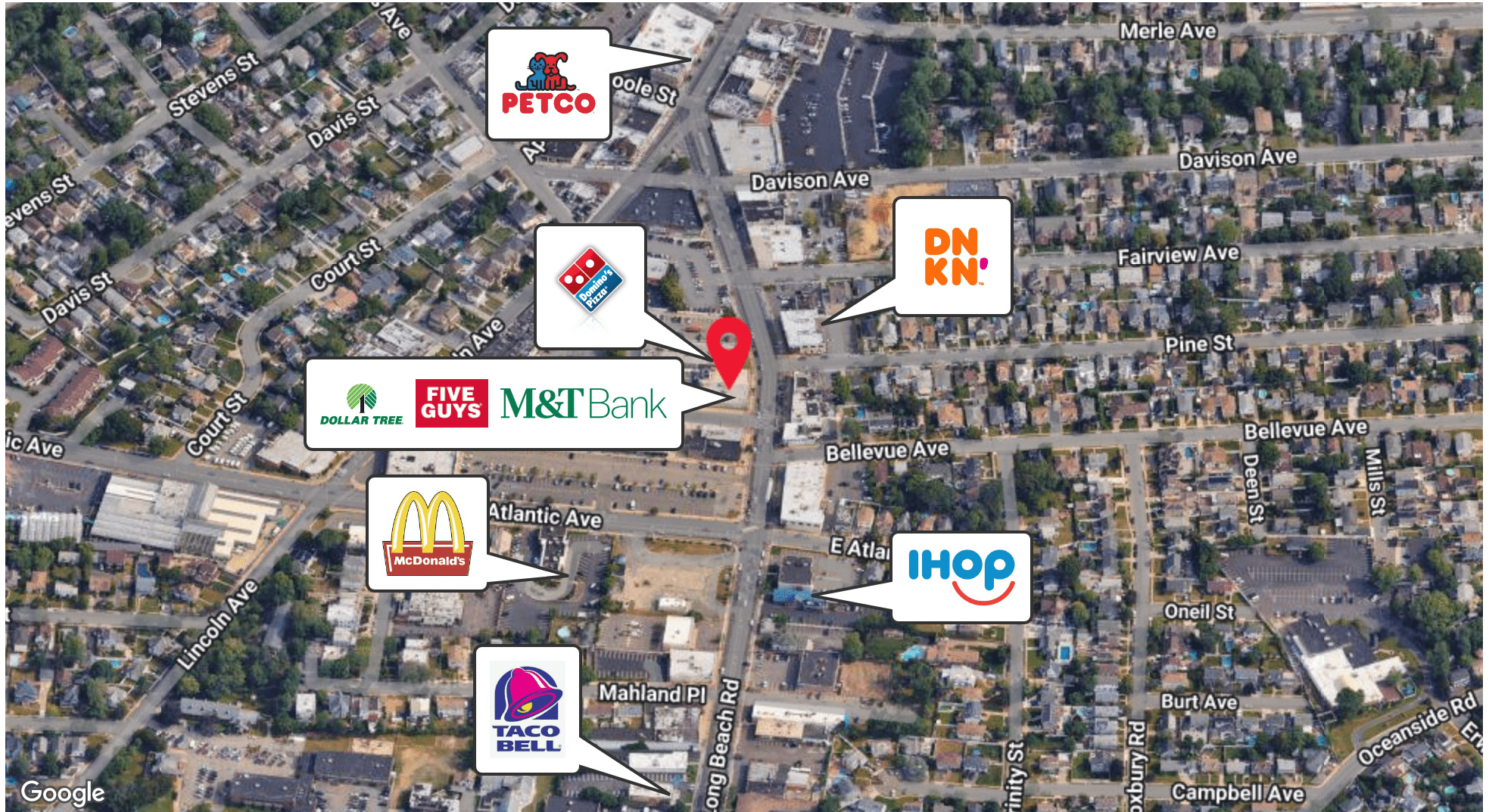
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RETAILER MAP

2882 Long Beach Road | Oceanside, New York 11572



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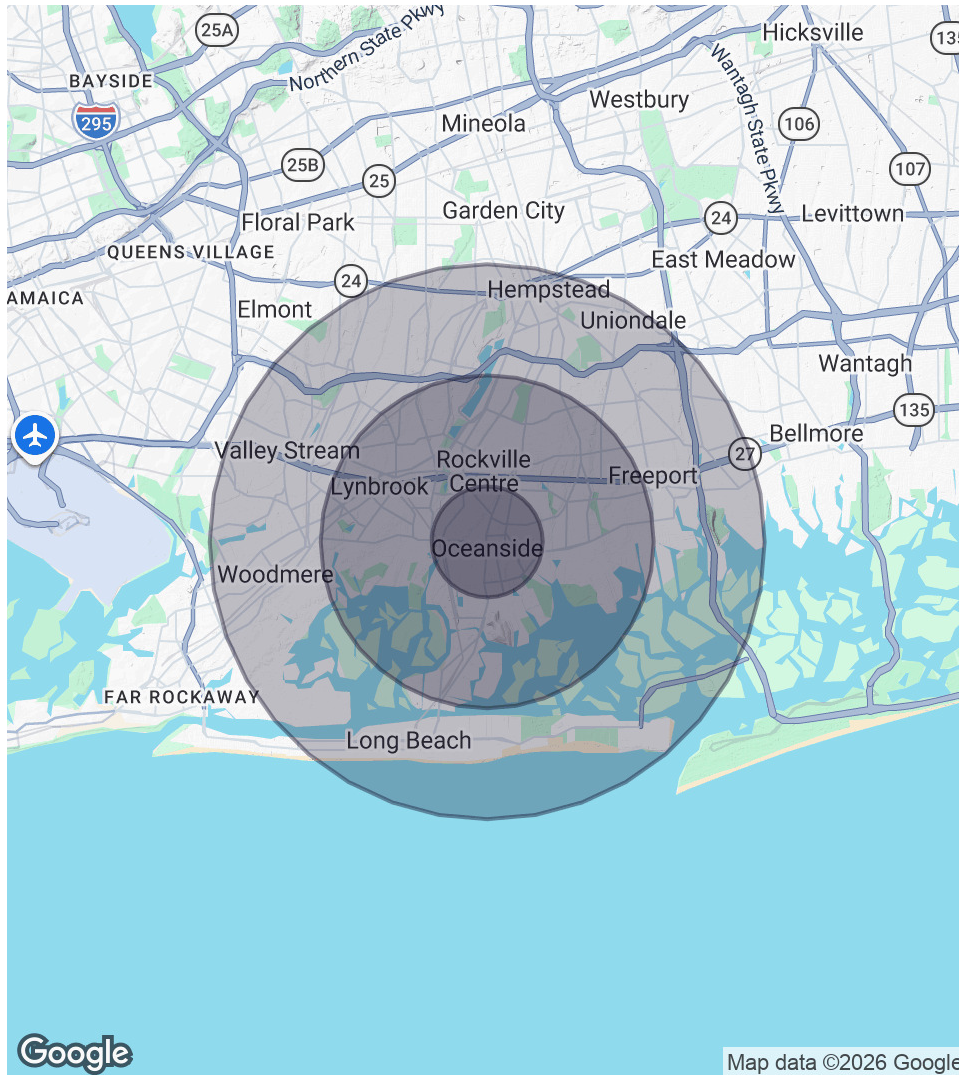
[Mike Lightcap](#)

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DEMOGRAPHICS MAP & REPORT

2882 Long Beach Road | Oceanside, New York 11572



1 Mile Radius

Population
23,100
Households
7,976
Average HH Income
\$172,601

3 Miles Radius

Population
164,999
Households
56,800
Average HH Income
\$176,624

5 Miles Radius

Population
476,594
Households
154,768
Average HH Income
\$163,187

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Mike Lightcap

Licensed Real Estate Salesperson

631.445.5756

Email: mike.lightcap@elliman.com



 **Douglas Elliman**
Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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